CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Johnson Ranch, Unit No. 4, Tract No. 2588

MEETING DATE: October 4, 1995
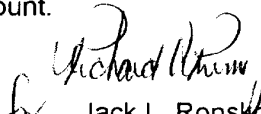
PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for Johnson Ranch, Unit No. 4, Tract 2588, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City and appropriate the necessary funds from the Miscellaneous Streets Account (32.0-500.01).

BACKGROUND INFORMATION: Lodi Homebuilders, L. P., the developer of this subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for the proposed subdivision.

The subdivision is located west of Cherokee Lane and east of the Johnson Ranch, Unit No. 3 subdivision, as shown on Exhibit A, and contains a total of thirty-eight single-family residential lots.

In conformance with Lodi Municipal Code Sections 13.08.130 and 16.40.020, the developer is entitled to reimbursement for certain improvements in Cherokee Lane consisting of the installation of a master plan water main larger than 8 inches. In addition, the developer is installing three street lights on the east side of Cherokee Lane at the City's request. The reimbursement for the oversize water main ($8,167.50) is available from an on-going account funded by Water Development Impact Mitigation Fees. Since one of the reimbursable street lights is to be located at the Well 22 site, a portion of the reimbursement for the street lights ($1,980.00) is to be funded from the existing account for Well 22. The balance of the street light reimbursement ($3,960.00) needs to be appropriated from the Miscellaneous Streets Account ($3,960.00).

FUNDING: Developer Fees, Development Impact Mitigation Fees for water, Well 22 Account and Miscellaneous Streets Account.

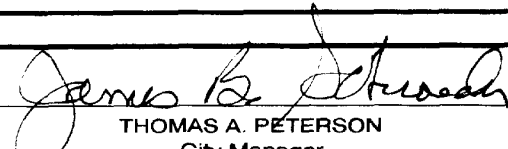Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer

JLR/SAW

Attachment

cc: City Attorney
Associate Civil Engineer
Lodi Homebuilders, L. P.
Thompson-Hysell Engineers
Accounting Manager w/Special Allocation
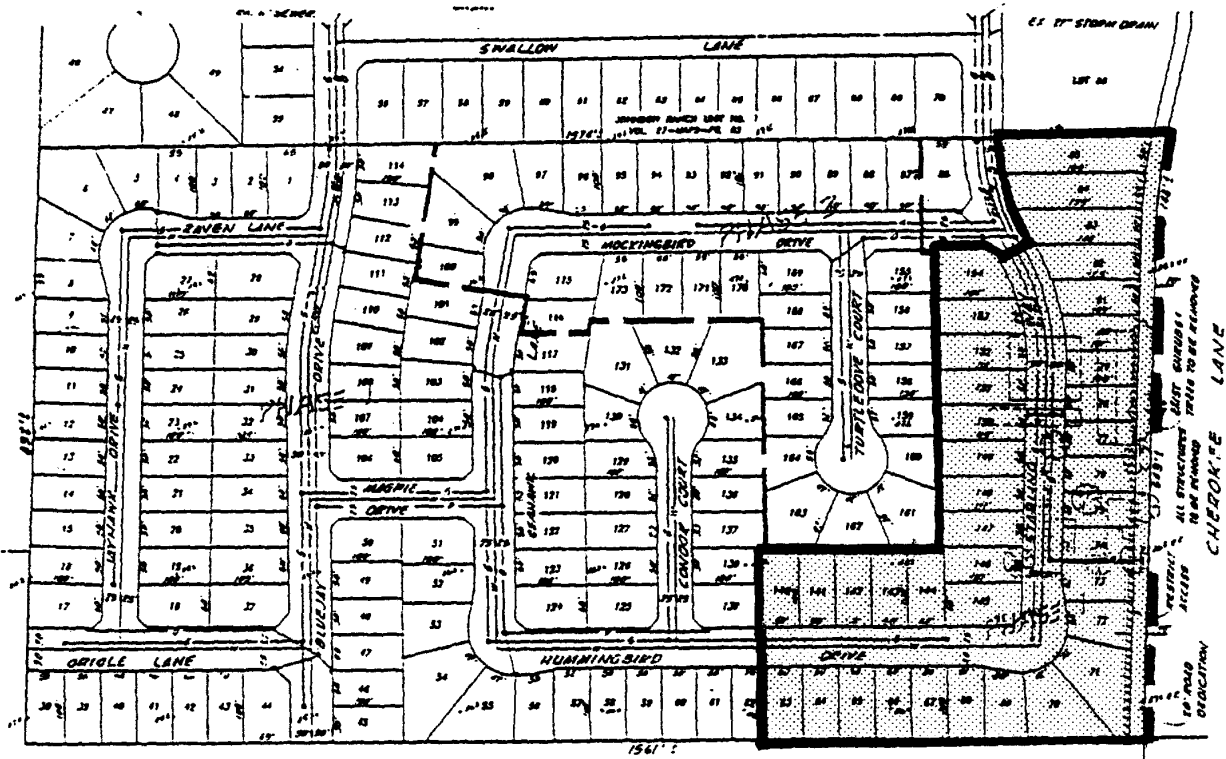

APPROVED: _____
THOMAS A. PETERSON
City Manager

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CC-1
09/22/95

CITY OF LODI
PUBLIC WORKS DEPARTMENT

JOHNSON RANCH,
UNIT NO. 4

Dr.	No.	Date	Revision	Appr.
Ch.				
Date				

CITY COUNCIL

STEPHEN J. MANN, Mayor
DAVID P. WARNER
   Mayor Pro Tempore
RAY G. DAVENPORT
PHILLIP A. PENNINO
JACK A. SIEGLOCK

CITY OF LODI

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H. DIXON FLYNN
   City Manager

JENNIFER M. PERRIN
   City Clerk

City Attorney

September 26, 1995

Lodi Homebuilders, L.P.
P.O. Box 1088
Brentwood, CA 94513

Thompson-Hysell Engineers
1016 12th Street
Modesto, CA 95354

SUBJECT: Final Map and Improvement Agreement for
            Johnson Ranch, Unit No. 4, Tract No. 2588

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, October 4, 1995, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 305 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch, Associate Civil Engineer - Development Services, at (209) 333-6706.

Jack L. Ronsko
Public Works Director

JLR/pmf

Enclosure

cc: City Clerk

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